

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**751 Twinbrook Parkway
Rockville, MD 20851**

(240) 777-6600

<http://www.montgomerycountymd.gov/boa/>

CASE NO. A-6672

PETITION OF STANLEY CHAN

NOTICE OF HEARING

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing, likely using technology in lieu of in-person attendance due to COVID-19, **on Wednesday, the 2nd day of December, 2020, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59-7.3.2.A of the Zoning Ordinance. Instructions for remote participation in this hearing, assuming the hearing is held remotely, will be posted on the Board's webpage (address above) once they are available. If the hearing is not held remotely, it will be held in a temporary hearing room located at the Broome School, 751 Twinbrook Parkway, Rockville, Maryland, on the above-scheduled date and time. Please check with Board staff as the hearing date approaches to see if proceedings are still being conducted remotely.

The proposed construction, a left side carport, requires a variance of 4.50 feet as it is within 3.50 feet of the left lot line. The required setback is eight (8) feet, in accordance with Section 59-4.4.8.B.2 of the Zoning Ordinance.

In addition, the proposed construction also reduces the sum of both side yard setbacks to 15.50 feet, necessitating a variance of 9.50 feet. The required sum of both sides is 25 feet, in accordance with Section 59-4.4.8.B.2 of the Zoning Ordinance.

The subject property is Lot 4, Block 6, Hillandale Heights Subdivision, located at **1107 Devere Drive, Silver Spring, Maryland, 20903** in the R-60 Zone. (Tax Number Account No. 00319467)

Notices forwarded this 2nd day of November 2020, to:

EXHIBIT NO. 10(b)

Stanley Chan

Charles Frederick, Esquire, Associate County Attorney
Washington Suburban Sanitary Commission
State Highway Administration
County Board of Education
Contiguous and confronting property owners
Local Citizens Associations

County Board of Appeals


Barbara Jay
Executive Director

All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.

Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

Docket No. A- 6672
Date Filed 10-8-20
Hearing Date 12-2-20
Time 9:30 a.m.

PETITION FOR VARIANCE UNDER ZONING ORDINANCE
(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Stanley Chan
Address of Petitioner(s): 1107 Devere Dr City Silver Spring Zip 20903
Description of property involved: Lot 4 Block 6 Parcel 0000 Subdivision 0019
Street and No. 1107 Devere Dr City Silver Spring Zip 20903 Zone Classification R-90
Appellant's present legal interest in above property (check one): Tax Account No. 00319467
☐ Owner (including joint ownership) ☒ Other (describe)

If not owner, name and address of owner:

What variance is requested, and what is the pertinent section of the Zoning Ordinance?

1) 4.5 ft Variance for a left side carport corner as it is within 3.5 ft of left lot line. The required setback is 8.0 ft. Section 59-4.4.8B2
2) 9.5 feet Variance for sum of both sides to 15.5 ft. The sum required 25.0 ft per Section 59-4.4.8B
Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:
☒ narrowness ☐ shallowness ☒ shape ☐ topography ☐ other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties:

In order the carport fits the width of Recreational Vehicle, the shape of lot and Building layout that one side of carport pole meets 8 ft lot setback and the back pole is 3.5 ft from lot line and need 4.5 ft Variance.
How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? Recreational Vehicle will park on street. There is a Ride on bus 22 will have a difficult time to make a turn since narrow street

Date of recording of plat of present subdivision: _____; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: _____

Has any previous variance application involving this property been made to the Board of Appeals?

If so, give Case Number(s): No

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Name of Attorney/Agent (Print Name next to Signature) Signature of Petitioner(s) (Print Name next to Signature)

Address of Attorney

Address of Petitioner

Phone Number
(OVER)

Home Phone

Work Phone

240-893-1215

240-893-1215

EXHIBIT NO. 1

JUSTIFICATION STATEMENT

Property: 1107 Devere Drive, Silver Spring, MD 20903. Known as Hillandale Heights

Land Area: Parcel 0000 area, Subdivision 0019, Block 6, Lot 4.

Petitioner: Stanley Chan, Owner

Request: 1) Side Setback variance of 4.5 feet. Section 59-4 4.8 B.2 and
2) Sum of both sides variance of 9.5 feet. Section 59-4 4.8 B.2

Zone: R-90

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I. Factual Background

Petitioner purchased Property, 1107 Devere Drive, Silver Spring, MD 200903, a single dwelling with Zone R-90 in 1997. The carport is composed of a roofing coverage with 4 6x6 poles on left side and attached to the house at other end/right side. Petitioner home/layout is in a slightly angle to neighbor property line because of the curve and intersection of Devere and McGovern Drive. The neighborhood is well established subdivision with average home built in 1960. The street parking are allowed on both sides with narrow passage for RIDE ON bus 22 route. Petitioner owns a 22 feet Class C Recreational Vehicle (RV) and three other vehicles.

II. Reason for Appeal

In the approval process of Carport permit, it was found out that back side end of a 6X6 pole has only 3.5 feet side setback instead of 8 feet requirement property line and total sum of both side has 15.5 sum of both side instead of 25 feet. MCDPS recommend Petitioner to obtain 1) a variance of 4.5 ft for side setback with 8 feet setback requirement and 2) a variance of 9.5 ft the sum of both sides 25 feet requirements zone R-90 Section 59-4 4.8 B.2.

III. Applicable Portion of Zoning Code

Petitioner is seeking a Variance for side setback of accessory structure, carport, under the Montgomery County Zoning Code.

Variance: Accessory Structure Section 59-4 4.8 B.2, the required side setback is 8.00 ft and the required sum of both yards is 25.00 feet. The proposed construction requires a 4.50 ft variance as it is within 3.5 ft of the left lot line. The proposed construction reduces the sum of both sides from 25.0 ft to 15.5 ft requires a variance of 9.5 ft.

IV. Evidence Supporting Variance

Pursuant to 59-7.3.2E of the Zoning Ordinance the Board of Appeals must make affirmative findings on each of the following requirements (only one of E.2a requirements need to be met) and the following evidence will support those findings.

E.2.a.i The property contains unusual or extraordinary situations, topography or conditions.

When considering the subject property unusual or extraordinary situations or conditions, the layout of existing house is not parallel to the street/Devere Drive. It is at the intersection of Devere and McGovern Drive and it was built in an angle. The left side front of proposed carport meet the 8 feet side setback and left side rear is only 3.5 feet from the property line requires 4.5 feet of variance. The house/lot 4 is narrow and will not meet both sum of property line of 25 feet in order to construct a carport fit for a small class C 22 feet Recreational vehicle (RV) with exterior wall of house has a solar meter that will take a foot space into the carport. If the RV parks on the street, it will be created danger situation for RIDE ON Bus 22 to make the right turn from McGovern Drive to Devere Drive since Devere Drive allows parking on both side of street.

E.2.a.v The property development substantially conforms with the established historic or traditional development pattern of the neighborhood.

The Accessory Structure/carport is a simple structure with 4 6x6 poles to support top plate/header on left side of house and connecting roofing rafters to a ledge on the right side of house with a slope cover/roofing on top. The Accessory Structure/carport used the same roofing shingles material and pattern as the existing house and it conforms with pattern of neighborhood. Many neighborhood house has existing or added carport, Accessory Structure/carport conforms to traditional development pattern of the neighborhood.

E.2.b. The Special circumstances or conditions are not the result actions by the applicant;

When considering the subject property special circumstances or conditions, the layout of existing house is not parallel to the street/Devere Drive. It is at the intersection of Devere and McGovern Drive and it was built in an angles. The left side front of proposed carport meet the 8 feet side setback and left side rear is only 3.5 feet from the property line requires 4.5 feet of variance. The subject property /lot 4 is narrow and will not meet both sum of property line of 25 feet in order to construct a carport fit for a small class C 22 feet Recreational vehicle (RV) with exterior wall of house has a solar meter that will take a foot space into the carport. Petitioner have been living in 1107 Devere Drive, Silver Spring for over 23 plus years. During rush hours RIDE ON Bus 22 picks up neighbors to and from work. Petitioner's RV and vehicles parks in the Accessory Structure/carport will help the RIDE ON 22 Bus to make a safe right hand turn from McGovern Drive onto Devere Drive. The bus drivers always concern about the tight turn and complain to petitioner for any parking in front of petitioner property. The Accessory Structure/carport may also help to prevent many unwanted accidents in front of petitioner property.

E.2.c. The requested variances are the minimum necessary to overcome the practical difficulties that full compliance would impose due to the unusual situation or condition of the property.

When considering the subject property unusual or extraordinary situations or conditions, the layout of existing house is not parallel to the street/Devere Drive. It is at the intersection of Devere and McGovern Drive and it was built in an angles. The left side front of proposed carport meet the 8 feet side setback and left side rear is only 3.5 feet from the property line requires 4.5 feet of variance. The subject property /lot 4 is narrow and will not meet both sum of property line of 25 feet in order to construct a carport fit for a small class C 22 feet Recreational vehicle (RV) with exterior wall of house has a solar meter that will take a foot space into the carport. If the RV parks on the street, it will be created danger situation for RIDE ON Bus 22 to make the right turn from McGovern Drive to Devere Drive since Devere Drive allows parking on both side of street.

E.2.d. The variance can be granted without substantial impairment to the intent and integrity the general plan and the applicable master plan; and

Petitioner home is located in a single-family residential neighborhood with residential zoning (R-90) with many existing or added carports in neighborhood house and Accessory Structure/carport should not substantial impairment to the intent and integrity of the applicable master plan.

E.2.e. granting the variance will not be adverse to the use and enjoyment of butting or confronting properties.

The attached petition and letters of support from adjoining property owners reflects the neighborhoods general approval for the variances. Some of neighbors said that new carport bring their home values up and bring new life into older neighborhood since most home is about 60 years old. The Accessory Structure will not have a detrimental effect on surrounding properties or the general neighborhood and will cause no objectionable noise, vibrations, fumes, orders, dust, glare or physical activity. Also, the Accessory Structure will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors or workers in the area.

V. Conclusion

Petitioner have been living in 1107 Devere Drive, Silver Spring for over 23 plus years. Petitioner always cares about the neighborhood with good curb appeal, traffic, parking and housing values. A carport to fit Petitioner's Recreational Vehicle, it will require a variance of 4.5 feet for a 6x6 end pole that does not meet 8.0 feet side setback accordance with Section 59-4 4.8 B.2. The pole is still within 3.5 feet of my property. The front pole meet 8 feet side set back since my existing house layout was in an angle. The sum of both sides variance of 9.5 feet has 15.5 ft instead of 25 feet accordance with Section 59-4 4.8 B.2.

- 1) The carport will provide a parking for a Recreational vehicle instead of parking in front of home on Devere Drive,
- 2) Provide more parking spaces for our neighbors on Devere Drive,
- 3) Help a difficult tight turning radius with a wider space for RIDE ON bus 22 in front of 1107 Devere Drive (intersection of McGovern Drive to Devere Drive) no car will park near the intersection in front of 1107 Devere Drive, and
- 4) If deny for the variances the hardship for Petitioner that the Accessory Structure/carport will be torn down/ demolished (it was 90% built) and all brand new and good building material will be sent to landfill that creates more solid waste.

Thanks for your help and consideration to approve these 2 variances.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Stanley Chan', with a long horizontal flourish extending to the right.

09/26/2020

Stanley Chan, P.E.

1107 Devere Drive

Silver Spring, MD 20903

240-893-1215

Petitioner

Matthew Makowski
Matt Makowski
Zone: R-90
Denial Case: 377033
9/15/20

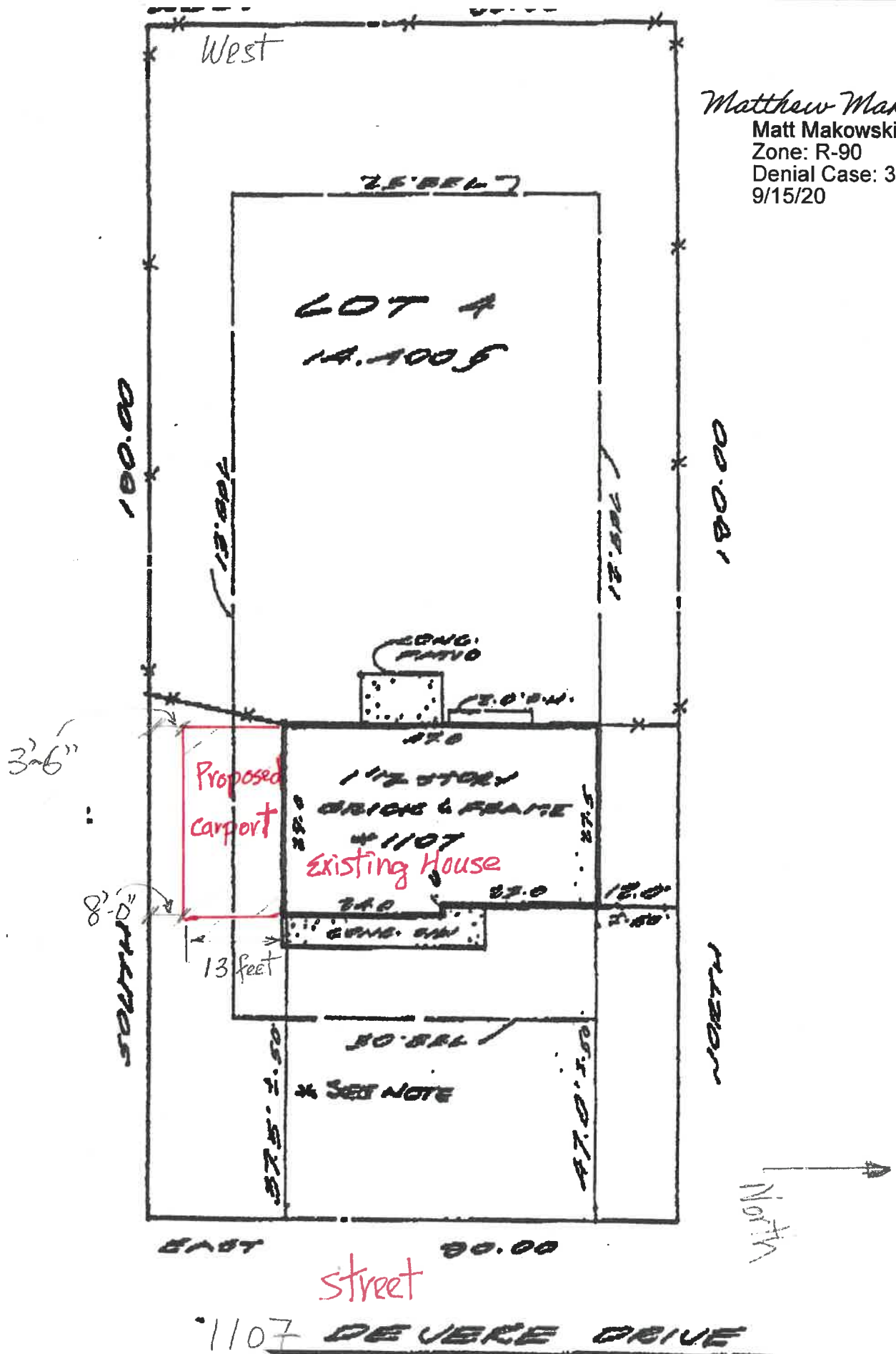
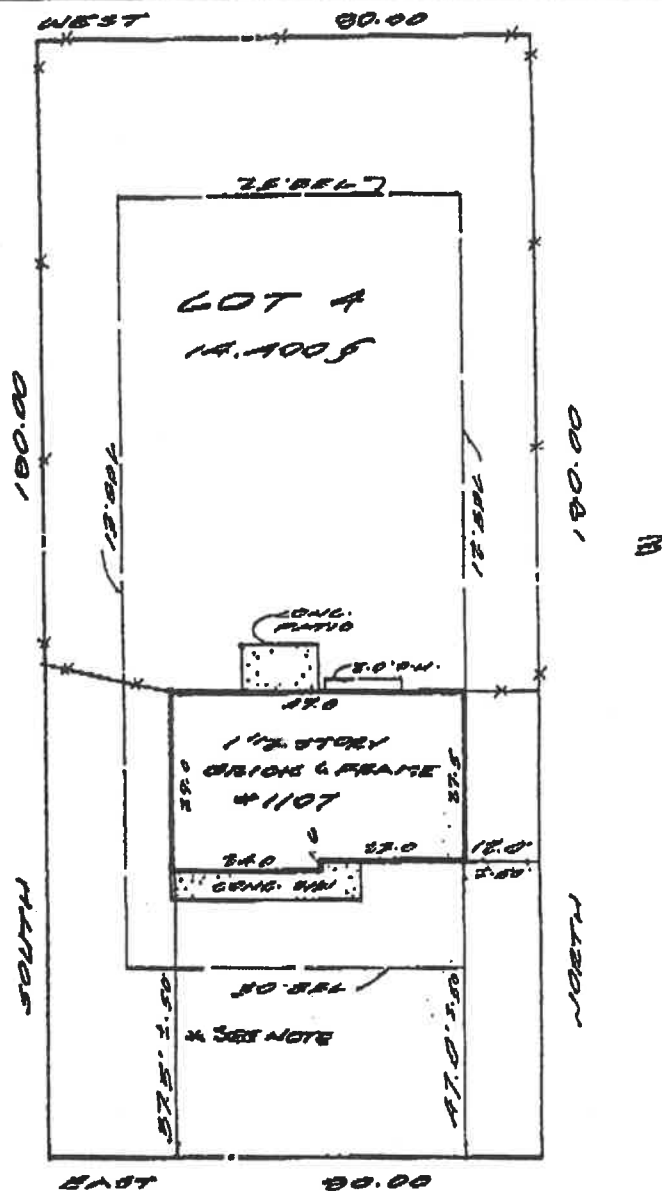


EXHIBIT NO. 4(a)

A circular seal for a Professional Land Surveyor in the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by two stars. Inside the ring, the name "STEPHEN JOHN WENTWORTH" is written in an arc. In the center is a crest featuring a ship on water, with a rising sun and a plow behind it. Below the crest, the number "NO 10767" is printed, and at the very bottom, the word "REGISTERED" is written in an arc.

DRIVEWAY COVERED WITH SNOW.



HIGHLANDALE HEIGHTS

DE VERE DRIVE

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland ALS Reg.

Stephen J. Wenthold, Maryland ALS Reg. No. 10767

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Work Order: 77-0046



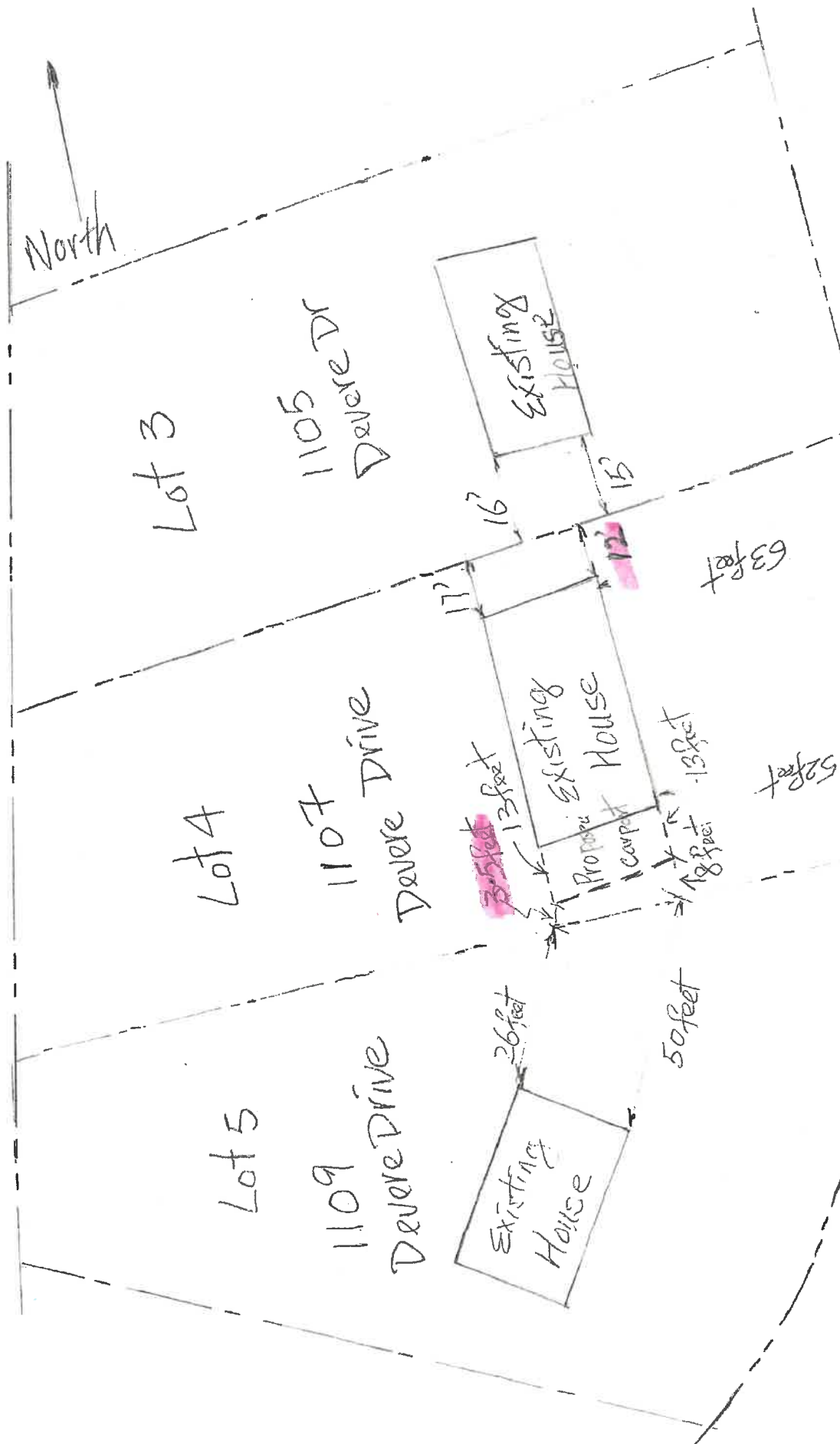
Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED

EXHIBIT NO.

4(b)



Building Zone: R90

Proposed Carport

one end meets 8 feet side setback

1) Request a variance rear 6'x6' pole setback 4' 5' to meet 8 feet side setback requirement

2) Request variance 9.5 ft for sum of both side yards is 15.5 ft

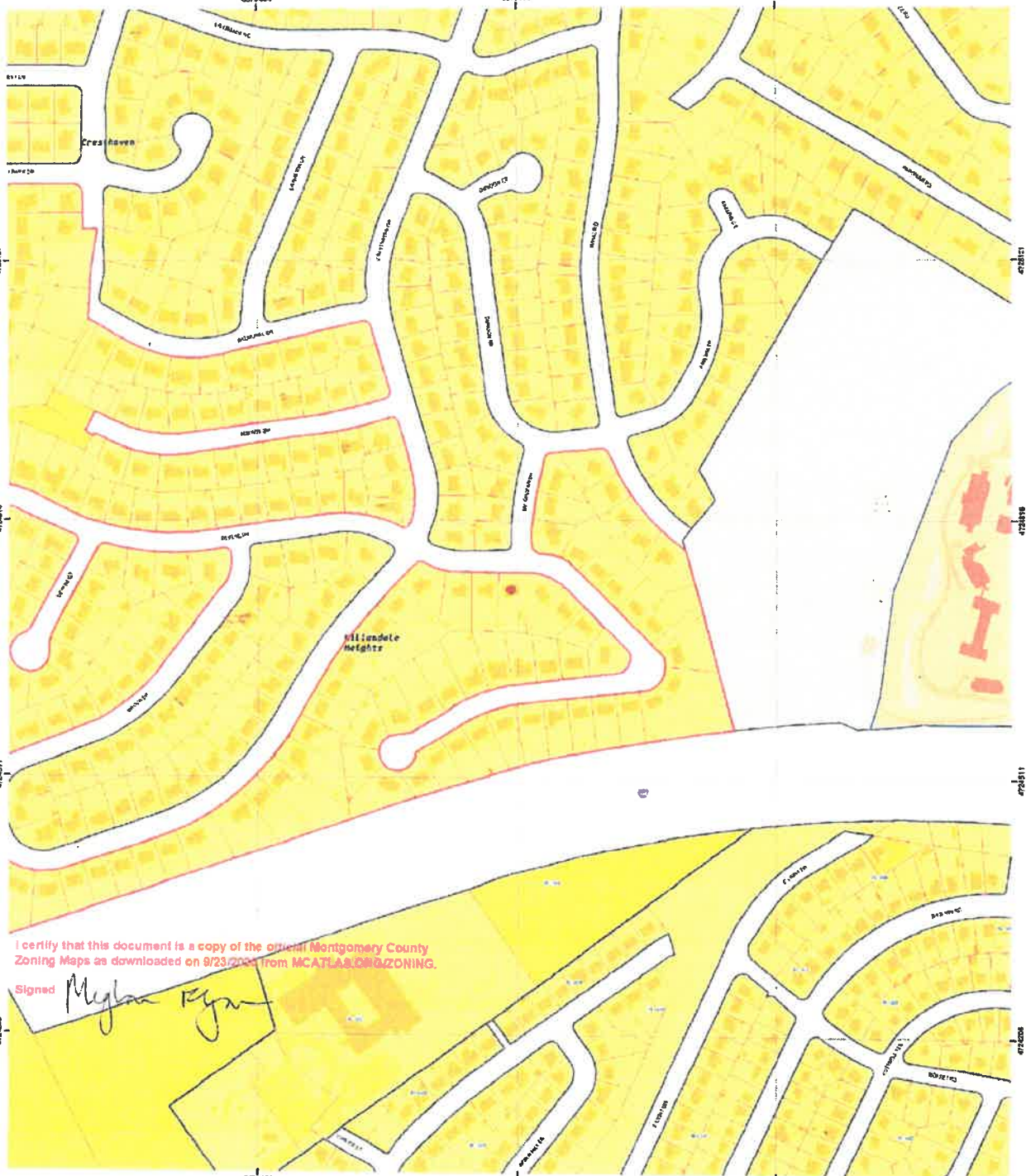
Prepared by Stanley Chan Date 08-26-2020

MDPE No. 40245

EXHIBIT NO.

4 (c)

NOTES: CONFORMING ZONING MAPS MUST BE IN COMPLIANCE WITH THE MONTGOMERY COUNTY ZONING MAPS ACT. 1. Zone boundaries must be indicated in public records and must run to the centerline of each right-of-way. 2. Zone boundaries without right-of-way previously indicated by a red line or other method of indication are to be established in map amendments for every purpose, and any other map included as a map amendment boundary must be in compliance with the zoning map act.



I certify that this document is a copy of the official Montgomery County Zoning Maps as downloaded on 9/23/2020 from MCATLAS.ORG/ZONING.

Signed *Miguel R. Ryan*

MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Department

0 240 480 720 960 1,200 Feet



Printed: 9/23/2020

1 Inch = 243 feet

Account #	00111111	Special Purpose Area	N/A
Address	1000 DEVERLYN DR SILVER SPRING, 20910	Urban District	N/A
Landuse	Single Family Detached	Emergency Zone	N/A
Legal Description	HELLANDALE HEIGHTS	Art & Best District	N/A
Zone	R-10	Special Use District	N/A
Owner's Name	N/A	Historic Preservation Area	N/A
ICR Overlay Zone	N/A	Urban Historical Area	N/A
Planning District	N/A	Historic District Overlay	N/A
Code	N/A	Priority Funding Area	Yes
Map of Land Use	N/A	Special Use	Part 1: Special Use
		Historical	N/A
		Master Plan	N/A
		Historical	N/A

WSSC Code	00111111
Map Amendments	N/A
Water/Sewer Categories	W1 / S1

EXHIBIT NO. 9



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: STANLEY Y & C Y CHAN

ADDRESS: 1107 DEVERE DR
SILVER SPRING, MD 20903

LOT - BLOCK: 4 - 6

ZONE:R-90

THE VARIANCE REQUEST IS FOR

☐ EXISTING STRUCTURE
☐ NON-CONFORMING
☐ NEW SINGLE-FAMILY DWELLING

☐ PROPOSED STRUCTURE
☐ NON-COMPLYING

TYPE OF CONSTRUCTION:

☐ ROOM ADDITION
☐ PORCH
☐ SHED
☐ ACCESSORY STRUCTURE
☐ OTHER

☐ SWIMMING POOL
☐ DECK
☐ FENCE/RETAINING WALL
☐ GARAGE/CARPORT

The proposed construction requires a 4.50 ft. variance as it is within 3.50 ft. of the left lot line.

The required setback is 8.00 ft. in accordance with Section 59-4.4.8.B.2.

The required sum of both side yards is 25.00 ft. in accordance with Section 59-4.4.8.B.2.

The proposed construction reduces the sum of both sides to 15.50 ft., creating a violation of 9.50 ft.

The proposed construction requires a variance from the Exemption from Controls, Section 59-B as follows:
N/A

The proposed construction is for a left side carport that needs a 4'6" variance

Matthew Makowski

9/15/2020

Signature DPS Zoning Specialist

Date

EXHIBIT NO. 6

Roofing slope 2/12

2"x8" ledge
2"x8" block
1/2" ϕ 7" lag
screw
to strut
16" apart

Tar paper
1/2" plywood
hinge
2"x8" rafter
6'~6"
6"x6" as top plate
18"
6" girder

6"x6" 10' p.c.

140"

House

125"

-9" to -5" slope away from House

J bolt

Rebars around

drawing Not to scale
Carport side View/Elevation Plan

1107 Deane Drive, 20903

EXHIBIT NO. 5(a)



EXHIBIT NO. 5(c)



EXHIBIT NO. 5(d)



EXHIBIT NO. 5(e)



EXHIBIT NO. 5(f)



EXHIBIT NO. 5(g)



EXHIBIT NO. 5(h)



EXHIBIT NO. 5(i)

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING
NEIGHBORS FOR REQUEST OF CARPORT VARIANCE OF SIDE SETBACK

Owner/Petitioner: Stanley Chan

Project Address: 1107 Devere Drive, Silver Spring, MD 20903

Scope of work: Construct a Carport

Request: To allow 1) reduced Side setback of 3 feet 6 inches in lieu of 8 feet needs 4 feet 6" inches variance as required by Zone R-90 Section 59-4 4.8 B.2. , and 2) Sum of both sides of property line in lieu of 25 feet variance of 9.5 feet. Section 59-4 4.8 B.2.

I certify that the plans presented to the neighbor for his/her review are identical to those plan for which a building permit is being requested.

 09/26/2020
Signature

To be completed by Neighbor

I, GREGORY EDERER, am the legal owner of property

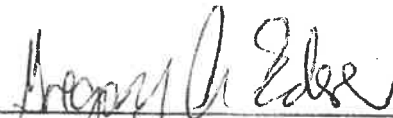
Located at : 1103 Devere Drive, Silver Spring MD 20903

With the following legal description: Lot: 2 Block: 6

Which is an adjoining property to the project address. I am aware that a reduction of required side setback and sum of sides is being applied for at the subject property and have reviewed the plan presented to me by petitioner (Stanley Chan) for the proposed construction carport.

☒ I HAVE **NO OBJECTION** TO GRANTING MY CONSENT FOR AFOREMENTIONED REQUEST FOR SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION

☐ I **OBJECT** TO THIS REQUEST FOR A SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)


Neighbor signature

26 Sep 2020
Date

Gregory A Ederer
Print Name

EXHIBIT NO.

7(a)

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING
NEIGHBORS FOR REQUEST OF CARPORT VARIANCE OF SIDE SETBACK

Owner/Petitioner: Stanley Chan

Project Address: 1107 Devere Drive, Silver Spring, MD 20903

Scope of work: Construct a Carport

Request: To allow 1) reduced Side setback of 3 feet 6 inches in lieu of 8 feet needs 4 feet 6" inches variance as required by Zone R-90 Section 59-4 4.8 B.2. , and 2) Sum of both sides in lieu of 25 feet variance of 9.5 feet. Section 59-4 4.8 B.2

I certify that the plans presented to the neighbor for his/her review are identical to those plan for which a building permit is being requested.


Signature

09/26/2020

To be completed by Neighbor

I, JASON SAMMUELS, am the legal owner of property


Located at : 1102 Devere Drive, Silver Spring MD 20903

With the following legal description: Lot: 13 Block: 5

Which is an adjoining property to the project address. I am aware that a reduction of required side setback is being applied for at the subject property and have reviewed the plan presented to me by petitioner (Stanley Chan) for the proposed construction carport.

☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR AFOREMENTIONED REQUEST FOR SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION

☐ I OBJECT TO THIS REQUEST FOR A SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)


Neighbor signature

Date

09/26/20

Jason Samuels
Print Name

EXHIBIT NO.

7(b)

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING
NEIGHBORS FOR REQUEST OF CARPORT VARIANCE OF SIDE SETBACK


Owner/Petitioner: Stanley Chan

Project Address: 1107 Devere Drive, Silver Spring, MD 20903

Scope of work: Construct a Carport

Request: To allow 1) reduced Side setback of 3 feet 6 inches in lieu of 8 feet needs 4 feet 6" inches variance as required by Zone R-90 Section 59-4 4.8 B.2. , and 2) Sum of both sides of property line in lieu of 25 feet variance of 9.5 feet. Section 59-4 4.8 B.2.

I certify that the plans presented to the neighbor for his/her review are identical to those plan for which a building permit is being requested.


Signature 09/26/2020

To be completed by Neighbor

I, JUAN & LILLIAN CANAAN, am the legal owner of property

Located at : 1105 Devere Drive, Silver Spring MD 20903

With the following legal description: Lot: 3 Block: 6

Which is an adjoining property to the project address. I am aware that a reduction of required side setback and sum of sides is being applied for at the subject property and have reviewed the plan presented to me by petitioner (Stanley Chan) for the proposed construction carport.

☒ I HAVE **NO OBJECTION** TO GRANTING MY CONSENT FOR AFOREMENTIONED REQUEST FOR SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION

☐ I **OBJECT** TO THIS REQUEST FOR A SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)


Neighbor signature

9/26/2020
Date

Lillian Canaan
Print Name

EXHIBIT NO. 7(c)

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING
NEIGHBORS FOR REQUEST OF CARPORT VARIANCE OF SIDE SETBACK


Owner/Petitioner: Stanley Chan

Project Address: 1107 Devere Drive, Silver Spring, MD 20903

Scope of work: Construct a Carport

Request: To allow 1) reduced Side setback of 3 feet 6 inches in lieu of 8 feet needs 4 feet 6" inches variance as required by Zone R-90 Section 59-4 4.8 B.2. , and 2) Sum of both sides of property line in lieu of 25 feet variance of 9.5 feet. Section 59-4 4.8 B.2.

I certify that the plans presented to the neighbor for his/her review are identical to those plan for which a building permit is being requested.

 09/26/2020
Signature

To be completed by Neighbor

I, JOHNY NGUYEN, am the legal owner of property

Located at : 10201 McGovern Drive, Silver Spring MD 20903

With the following legal description: Lot: 11 Block: 3

Which is an adjoining property to the project address. I am aware that a reduction of required side setback and sum of sides is being applied for at the subject property and have reviewed the plan presented to me by petitioner (Stanley Chan) for the proposed construction carport.

☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR AFOREMENTIONED REQUEST FOR SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION

☐ I OBJECT TO THIS REQUEST FOR A SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)


Neighbor signature

9-26-20
Date

JOHNNY NGUYEN
Print Name

EXHIBIT NO. 7(d)

LETTER OF CONSENT/NON-CONSENT FROM ADJOINING
NEIGHBORS FOR REQUEST OF CARPORT VARIANCE OF SIDE SETBACK


Owner/Petitioner: Stanley Chan

Project Address: 1107 Devere Drive, Silver Spring, MD 20903

Scope of work: Construct a Carport

Request: To allow 1) reduced Side setback of 3 feet 6 inches in lieu of 8 feet needs 4 feet 6" inches variance as required by Zone R-90 Section 59-4 4.8 B.2. , and 2) Sum of both sides of property line in lieu of 25 feet variance of 9.5 feet. Section 59-4 4.8 B.2.

I certify that the plans presented to the neighbor for his/her review are identical to those plan for which a building permit is being requested.


Signature 09/26/2020

To be completed by Neighbor

I, JAN SINNOTT, am the legal owner of property

Located at : 1109 Devere Drive, Silver Spring MD 20903

With the following legal description: Lot: 5 Block: 6

Which is an adjoining property to the project address. I am aware that a reduction of required side setback and sum of sides is being applied for at the subject property and have reviewed the plan presented to me by petitioner (Stanley Chan) for the proposed construction carport.

- ☒ I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR AFOREMENTIONED REQUEST FOR SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION
- ☐ I OBJECT TO THIS REQUEST FOR A SIDE SETBACK REDUCTION AND SUM OF BOTH SIDE REDUCTION (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)


Neighbor signature

10/23/2020
Date

JAN SINNOTT
Print Name

EXHIBIT NO. 7(e)

Laurence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Kelly M. Schulz
Secretary

LICENSE • REGISTRATION • CERTIFICATION • PERMIT
STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION

STATE BOARD FOR PROFESSIONAL ENGINEERS
CERTIFIES THAT:

STANLEY Y CHAN



IS AN AUTHORIZED: 05 - PROFESSIONAL ENGINEER

LIC/REG/CERT
40245

EXPIRATION
05-13-2019

EFFECTIVE
N/A

CONTROL NO.
4991987

Kelly M. Schulz
Secretary DLLR

Signature of Bearer

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

EXHIBIT NO.

8

CASE NO. A-6672

PETITION OF STANLEY CHAN

EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. (a)-(c) Site Plans
5. (a) Carport Side View/Elevation Plan
(b) Drainage Slope/Top/Plan View Carport
(c)-(i) Photographs
6. DPS building permit denial
7. (a)-(e) Letters of Support
8. State Board issued Engineering License
9. Certified Zoning Vicinity Map
10. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for December 2, 2020

